

LANDSCAPE NOTE



**Dec
2025**

**Land at Southfield, Parsons Lane, Crockerton
Warminster, BA12 8AR**

App Ref: PL/2025/09180

**Stage 1 Permission in Principle Application for development of
up to 2no. dwellings to the South of Southfield, Parsons Lane.**

1. INTRODUCTION

- 1.1 The Planning Statement submitted on the 20th November erroneously stated that the site is not subject to any landscape designations. As illustrated in Figure 1 below, the application site is located on the northern edge of the Cranbourne Chase and West Wiltshire Downs National Landscape (formerly Area of Outstanding Natural Beauty).

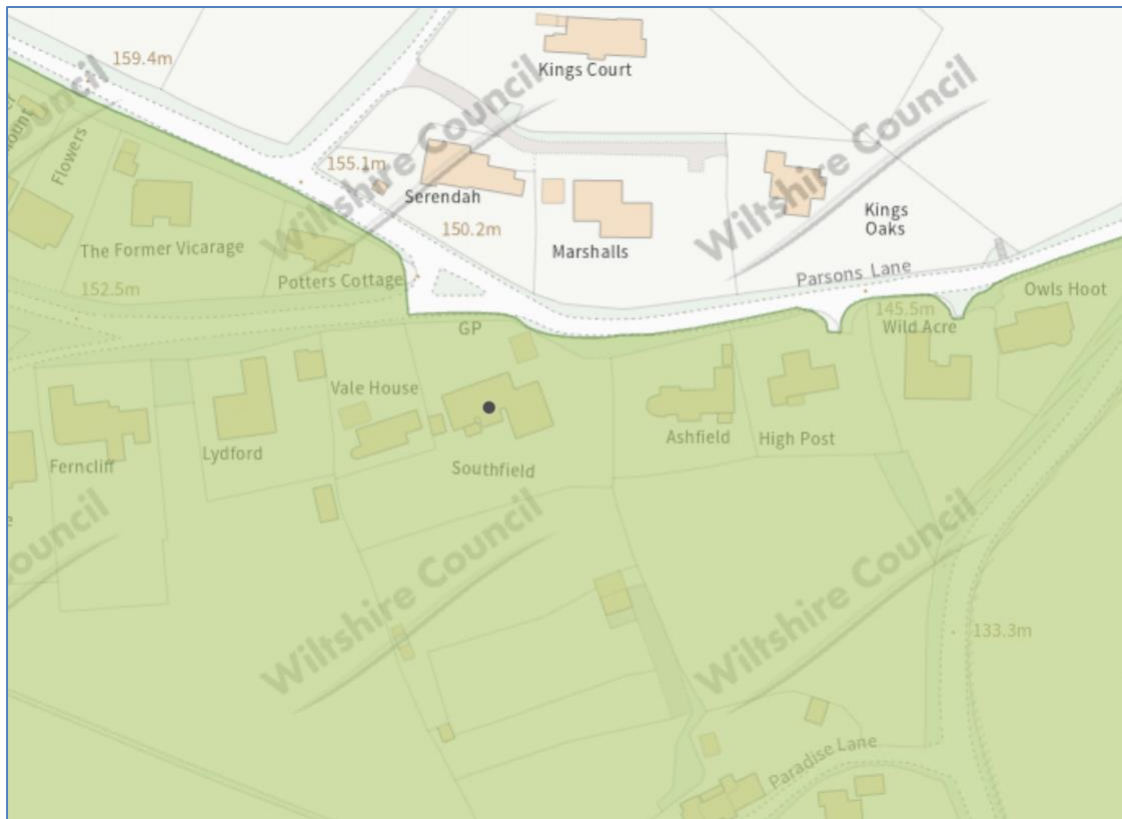


Figure 1 – Cranbourne Chase and West Wiltshire Downs National Landscape



Figure 2 - Existing Site

2. THE PROPOSED DEVELOPMENT

- 2.1 The application seeks permission in Principle (PiP). The Housing and Planning Act 2016 introduced Section 58A into the Town and Country Planning Act 1990, which states that 'permission in principle may be granted for housing-led development of land'.
- 2.2 The Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development. The PiP consent has two stages: the first ('permission in principle') stage establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals get assessed. This application relates to the first of these stages.
- 2.3 The scope of the consideration for PiP is limited to location, land use and the amount

of development permitted. All other matters are to be considered as part of a subsequent Technical Details consent application if permission in principle is granted. There is therefore no requirement for technical reports to accompany this submission.

- 2.4 The application seeks permission in principle for the development of up to 2no. dwellings. An indicative layout has been prepared to demonstrate that the site is of sufficient scale to accommodate this number of units. The layout proposes 2no. dwellings in a linear formation, both benefitting from garden areas proportionate to the scale of the unit and surrounding properties.
- 2.5 The proposed scheme will use the existing access, which serves Southfield and an existing stable.

3. RELEVANT POLICY AND LEGISLATION

- 3.1 Section 70(2) of the Town and Country Planning Act 1990 provides that, in dealing with proposals for planning permission, regard must be had to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that, if regard is to be had to the development plan for any determination, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 3.2 In the determination of a PiP application, policies directly related to technical matters will be considered in full as part of a future Technical Approvals application.

Wiltshire Core Strategy

- 3.3 Policy CP1 allows for modest development in small villages to respond to local needs and to contribute to the vitality of rural communities. Crockerton is defined as a small village for the purposes of the Core Strategy.

- 3.4 Policy CP2 allows for residential development within the built up area of Crockerton. Growth within the small villages should only be infilling which is defined, for the purposes of the Core Strategy, as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. It goes on to advise that developments should i) respect the existing character and form of the settlement, ii) not elongate the village or impose development in sensitive landscape areas, and iii) not consolidate an existing sporadic loose knit areas of development related to the settlement.
- 3.5 Policy CP31 relates specifically to the Warminster community area which includes Crockerton as one of its small villages. The Warminster Community Area is identified as requiring at least 2060 dwellings from 2006-2026. The majority of these will be delivered in Warminster itself, however 140 dwellings are earmarked to be provided in the wider community areas and villages.
- 3.6 The preamble of CP31 refers to the National Landscape specifically in 5.157: The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Warminster Community Area this includes the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.
- 3.7 CP51 (Landscapes) advises that developments should protect, conserve and where possible enhance landscape character. Within National Landscapes great weight will be afforded to conserving and enhancing landscapes and scenic beauty. In this particular instance, the Cranborne Chase and West Wiltshire Downs Landscape Character Assessment is relevant. Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also

demonstrate that it would not adversely affect its setting.

- 3.8 Core Policy 57 relates to design and advises that new development should enhance local distinctiveness relating positively to its setting. Green Infrastructure should be safeguarded and development should make an efficient use of land. Development should have regard to its impact on adjoining uses and buildings ensuring an appropriate level of amenity. Buildings should take account of diversity and adaptability, considering how buildings and space will be used in the immediate and long term future.

National Planning Policy Framework

- 3.9 The National Planning Policy Framework 2024 guides at paragraph 39 that ‘Local Planning Authorities (LPA) should approach decision-making on proposed development in a positive and creative way...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible’
- 3.10 Paragraph 10 advises ‘so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development’. Paragraph 11 outlines how the presumption in favour of sustainable development is engaged. For decision taking this means ‘approving development proposals which accord with an up-to-date Development plan without delay’.
- 3.11 Paragraph 61 makes clear that ‘to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed’. The overall aim should be to meet an areas identified housing need.
- 3.12 Paragraph 73 emphasises that ‘small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly. Local Planning Authorities should identify, through the

development plan and brownfield registers, land to accommodate at least 10% of their housing requirements on sites no larger than one hectare'. It explains that LPA's should support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes.

- 3.13 Paragraph 78 explains that where LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing against their housing requirement set out in adopted policies, or against their local housing need where the strategic policies are more than 5 years old. The supply of deliverable sites, should also deliver a buffer as set out in the policy.
- 3.14 In respect of transport, paragraph 115 advises that it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 116 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.15 Paragraph 124 directs decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and other uses. Paragraph 129 explains that planning policies and decisions should support development that makes efficient use of land. Paragraph 130 advises that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.
- 3.16 Paragraph 135 guides that planning decisions should ensure that developments will 'function well and add to the overall quality of the area'; 'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'.
- 3.17 Paragraph 139 states that development that is not well designed should be refused, and, conversely, proposals that help to raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings, should be given significant weight.

- 3.18 Paragraph 189 requires great weight to be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

4. PLANNING HISTORY

- 4.1 W/90/01723/FUL – Single and two storey extension with internal alterations – Approved 22/01/1991
- 4.2 W/83/01011/FUL – Bungalow and double garage – Approved 25/10/1982
- 4.3 W/82/01111/HIS – Outline dwelling and garage -Approved 21/12/1982

5. LANDSCAPE ASSESSMENT

- 5.1 The area was designated as the Cranborne Chase and West Wiltshire Downs AONB in 1981 under the National Parks & Access to the Countryside Act 1949. The criteria for designation include valuable wildlife, habitats, geology and heritage, as well as scenic views. The primary purpose of the designation is to conserve and enhance the natural beauty of the area, now and for future generations.
- 5.2 The Cranborne Chase National Landscape covers an area of 983 sq km (380 sq miles) of countryside overlapping the boundaries of Wiltshire, Dorset, Hampshire and Somerset, and abutting the Dorset National Landscape. The site is on the northern boundary of this designation, with Parsons Lane itself outside of the constraint.

- 5.3 At a national level, the site is within the Blackmore Vale and Vale of Wardour National Character Area.
- 5.4 Above all else, Cranborne Chase National Landscape is dominated by Chalk, a rock which has formed the distinctive convex landforms of the open downland and which has had a profound influence on the history of human activity, influencing the patterns of agriculture, settlement and artistic expression.
- 5.5 The Bedrock Geology of Crockerton is Gault Formation and Upper Greensand Formation (Undifferentiated), and it is within the Avon Hampshire management catchment area. Land cover for this particular site is a mixture of suburban and improved grassland, and is within ALC 3.
- 5.6 Under figure 2.9 within the Cranbourne Chase Landscape Character Assessment, the site is noted under the Historic Landscape Characterisation Types as being a “settlement”. Land surrounding the site is described as “enclosed”



 Settlement

Figure 3 - Historic Landscape Characterisation Types

- 5.7 There are 8 Landscape Character Types within the Cranborne Chase National Landscape, which are further subdivided into Landscape Character Areas. The proposal is located in 7B, Penselwood – Longleat Hills.
- 5.8 The transition from the clay lowlands to the elevated chalk beyond is marked by a series of greensand hills. These run along the north and south sides of the Vale of Wardour (8A) and along the north-western boundary of the National Landscape between Penselwood and Warminster. Although composed of Upper Greensand, tributaries of the major rivers have eroded the Greensand to expose underlying older deposits. These hills are characterised by tight valleys, sunken lanes and are typically covered in woodland. The patterns of settlement are also distinctive. Villages are hidden among these hills, focused on the springline at the junction of the Chalk and Greensand, tucked into the valleys. The hills have historically provided desirable locations for siting large houses and parklands as well as providing strategic sites for fortified settlements and buildings where they have commanding views over the adjacent lowlands. Views vary between enclosed and framed to open and panoramic.
- 5.9 Significant parts of the Penselwood - Longleat Hills (7B) remain unsettled, reflecting both the gradient and the dominance of forestry. However, pockets of dense development occur along the minor lanes that access the hills, for example around Crockerton.
- 5.10 The main management objective for 7B is to conserve the woodland, parkland and the mosaic of pastures and meadows that characterise the landscape. Woodland conservation and management is key in this wooded landscape, and to ensure that new development does not affect the character of hamlets and villages.
- 5.11 This is a minor development within a sensitive landscape, however landscape and visual impacts can be managed through sensitive design and choice of materials, as well as detailed landscape plans.

- 5.12 Due to the existing topography and mature retained tree cover, views into the site would be extremely limited from public viewpoints. Access is already provided to the site, and with the exception of a parking area for each dwelling, substantial areas of hardstanding are not anticipated to be required.



Figure 4 – View from site entrance

- 5.13 Final design details, including the use of materials would be informed by the site context and would be developed at the Technical Details Stage. Overall, the indicative plans demonstrate that the site can accommodate two dwellings, whilst preserving the character and appearance of the site, and the wider area. The landscape and scenic beauty of the National Landscape would be preserved and the development would therefore fully comply with Policy CP2, CP31 and CP41 of the Core Strategy.

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